

LEGAL DESCRIPTION

A 0.0050 ACRE PORTION OF A PUBLIC ALLEY ADJACENT TO LOT 1AR, E. E. CHASE SUBDIVISION OF BLOCK 13 OF THE FIELDS SUBDIVISION OF THE WILLIAM WELCH SURVEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D212119938, OF THE REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" STEEL ROD AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 1AR, IN THE SOUTH RIGHT-OF-WAY LINE OF WEST ROSEDALE STREET, A 120 FEET WIDE PUBLIC STREET;

THENCE SOUTH 45°01'40" WEST ALONG THE NORTHWEST LINE OF SAID LOT 1AR, 7.07 FEET TO A SET 1/2" STEEL ROD AT THE WESTERLY NORTHWEST CORNER THEREOF;

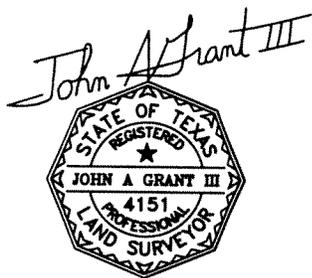
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1AR AND THE EAST LINE OF SAID ALLEY, 104.96 FEET TO A SET 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 1AR, AND IN THE NORTH LINE OF LOT 1-B, E. E. CHASE SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-93, PAGE 677, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1-B, 2.00 FEET TO A POINT;

THENCE NORTH, 104.97 FEET TO A POINT;

THENCE NORTH 45°01'40" EAST, 7.07 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET;

THENCE SOUTH 89°56'39" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ROSEDALE STREET, 2.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.0050 ACRES (220 SQUARE FEET) OF LAND, MORE OR LESS.



July 31, 2013

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

WEST ROSEDALE ST.

(120' R/W)

N 45°01'40" E
7.07'

S 89°56'39" E
2.00'

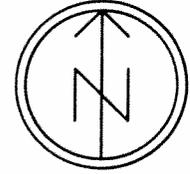
POINT OF
BEGINNING

S 89°56'39" E 79.66'

S 45°37'00" E
12.39'

S 45°01'40" W
7.07'

30'



SCALE: 1" = 40'

REMAINDER
OF
LOT 1R

NORTH 104.97'

SOUTH 104.96'

LOT 1AR
E. E.
CHASE
S/D
D212119938

SOUTH 98.23'

SOUTH LAKE ST.

(60' R/W)

E. E.
CHASE
S/D

CAB. B
SL. 1815

7' ALLEY

WEST
2.00'

WEST 93.50'

LOT 1-B
E. E. CHASE
SUBDIVISION

VOL. 388-93
PAGE 677

John Grant III



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